

**METROPOLITAN PLANNING COMMISSION
STAFF REPORT – MARCH 4, 2015**

Agenda Item No. 16

rm

CASE NO. P-7-15: ZONING REQUEST WITH SITE PLAN

District: 7/Gage-Watts

<u>Applicant:</u>	SOUTHWESTERN ELECTIC POWER COMPANY
<u>Owner:</u>	Sonny Farm, L.L.C.
<u>Location:</u>	5006 Jefferson Paige Road. (North side of Jefferson Paige Rd. 330' west of Monkhouse Dr. 420' north of Jefferson Paige Rd.
<u>Existing Zoning:</u>	R-A
<u>Request:</u>	R-A to I-1 & B-1 with Site Plan Approval
<u>Proposed Use:</u>	Service Center, Office, Warehouse and Laydown Yard

GENERAL INFORMATION:

- The request is to rezone this site from R-A, Residential Agriculture to I-1, Light Industry District to permit a service center, offices, warehousing and a laydown yard for the stockpile and storage of materials. The site is currently a golf course that is not in service or being used.
- The applicant proposes to rezone the northerly 600' -630' of the site to B-1 Buffer Business District while rezoning the Southerly 1,639'-1,850' to I-1, Light Industry. The B-1 portion is intended to be used as a buffer to the existing residential uses with the possibility of future B-1 uses.
- Property to the north and west is zoned R-A with existing residences. To the south is property zoned I-1 and R-A with existing business and a residence. Property to the east is zoned R-1 with residences and a school.
- Proposed hours of operation are from 7 am to 7 pm.

SITE PLAN CONSIDERATIONS:

- The existing residences to the north of the site are located 44' to 540' from the property line. To the west the nearest residence varies in distance between 621' to 1,134'. The south property line also abuts an existing residential property.
- The access road exiting Kyle, which is labeled a private drive, will enter the site from Jefferson Paige. There is also a new entrance proposed at the southwest portion of the property where it abuts the existing I-1.
- The site plan shows an existing chain link fence with solid screen wood fence to the south. Westerly portion of the site plan shows barbed wire fencing partially down in some areas. There is a 20' wide buffer of natural ground cover and trees to remain also. Northerly property line of the site has an existing barbed wire fence trees and ground cover. **Easterly property line shows a 50' buffer and 630' of proposed solid screen fencing at the northeasterly property corner.**
- **Solid screen fencing is required where commercially or industrially zoned properties abut residential, however in those areas that are undeveloped the board can wave that stipulation pending future development of those areas.**
- Within the proposed I-1 will be gravel or crushed rock laydown yard for storage of materials totaling 450,000 sq. ft.
- There are also three proposed structures a 40,000 sq. ft. warehouse, 15,000 sq. ft. garage and 20,000 sq. ft. office building.
- All of the three existing structures are to remain and be used as well there square footage range is from 1,875 sq. ft. to 3,750 sq. ft.
- **No dumpster locations were shown on the site plan.**
- **No landscaping is shown existing or proposed.**
- Parking spaces existing are 78 proposed are 42 additional spaces for car and truck parking.
- Detention and drainage to utilize the existing ponds.
- **A typical elevation for a service center was submitted; no dimensioned elevation drawings for the garage and warehouse were provided.**

MASTER PLAN CONSIDERATIONS:

Master Plan Section 12 Future Land Use, Zoning and Urban Design, designates this site as inside the loop Park.

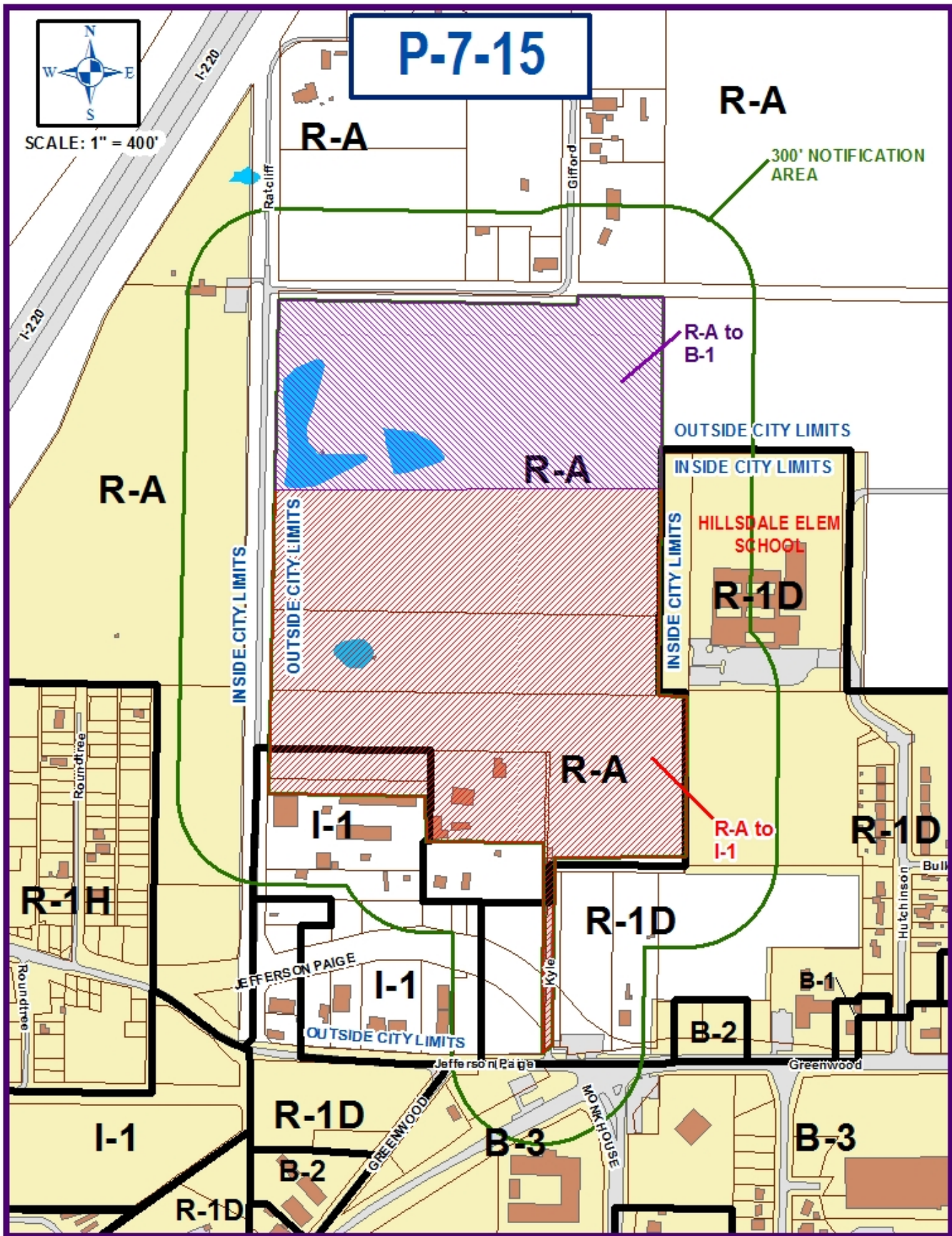
STAFF RECOMENDATIONS:

Staff recommends approval of this application subject to the following stipulations:

- (1) Provide an enclosed dumpster.**
- (2) Submit dimensioned elevation drawings.**
- (3) Designate proposed building square footage.**
- (4) Provide a detailed landscape plan.**
- (5) Show a 6' solid screen fence along all portions of the property adjacent to residential zoned areas, but with a waiver on the required solid screening fence along the northern and western sides of the proposed B-1 zoned section with the acknowledgement that the applicant will be required, through the site plan approval process, to develop this property in a manner that will be compatible with the adjacent residential neighborhoods.**

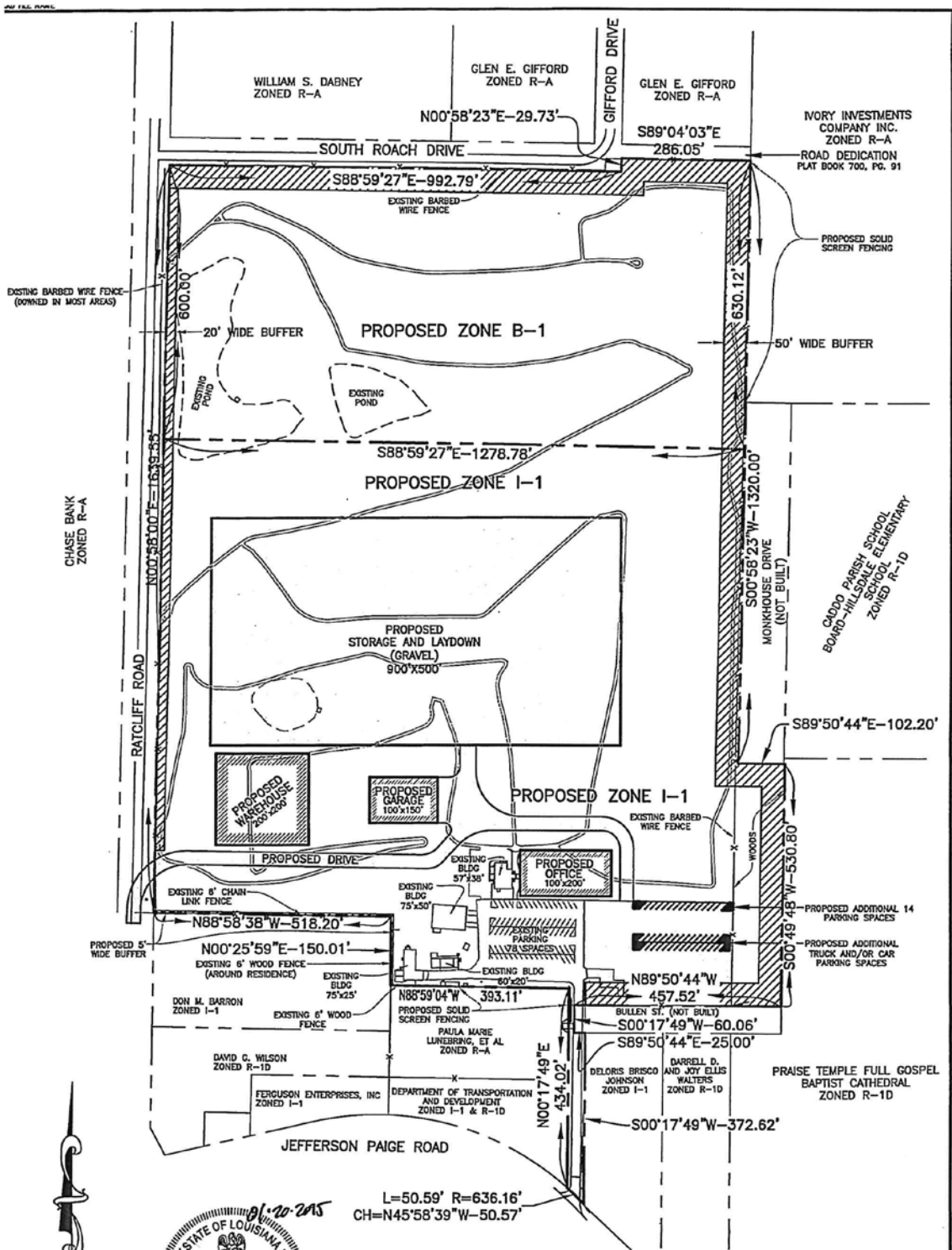
All of these revisions to the site will require the view and approval of the Executive Director prior to the issuance of any permits.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision. A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.









06.20.2015

STATE OF LOUISIANA

MICHA P. DUFFY

Reg. No. 27850

REGISTERED PROFESSIONAL ENGINEER

IN

CIVIL ENGINEERING

Michael P. Duffy

200 0 200 400

Scale: 1" = 200'

PRELIMINARY SITE PLAN FOR PROPOSED SWPCO SERVICE CENTER, 5006 JEFFERSON PAIGE ROAD, SHREVEPORT, LOUISIANA

COYLE ENGINEERING CO. INC.

SCALE: 1" = 200'	DRAWN BY: CAH	CHECKED BY: CCG3
DATE: 1/15/2015	FIELD BOOK FILE	PROJECT NO. 214211
3925 BENTON ROAD P.O. BOX 6177 BOSSIER CITY, LOUISIANA 71171-6177 PHONE (318) 746-8987		

SHEET 1 OF 1

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